

023.0

0005

0014.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

829,500 / 829,500

USE VALUE:

829,500 / 829,500

ASSESSED:

829,500 / 829,500



PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		HENDERSON ST, ARLINGTON

OWNERSHIP

Owner 1:	KB HENDERSON LLC	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 18 FIR ROAD

Street 2:

Twn/City: WESTFORD

St/Prov:	MA	Cntry:		Own Occ:	N
Postal:	01886			Type:	

PREVIOUS OWNER

Owner 1:	KINNEY JULIE & ERRON / TRUSTEES -
Owner 2:	JAMES E ANZALONE 2019 TRUST -

Street 1: 127 WESTERN AVE

Twn/City: CAMBRIDGE

St/Prov:	MA	Cntry:	
Postal:	02139		

NARRATIVE DESCRIPTION

This parcel contains 6,389 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1900, having primarily Wood Shingle Exterior and 2028 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6389		Sq. Ft.	Site		0	80.	0.96	1									489,336						489,300	

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								15487
								GIS Ref
								GIS Ref
								Insp Date
								07/21/17

1932!

USER DEFINED

Prior Id # 1:	15487
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	17:28:20
PRINT	
LAST REV	
CivilDistrict:	
Ratio:	

Parcel ID 023.0-0005-0014.0

Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value Notes Date

2020	104	FV	337,500	2800	6,389.	489,300	829,600	829,600	Year End Roll	12/18/2019
2019	104	FV	263,500	2800	6,389.	519,900	786,200	786,200	Year End Roll	1/3/2019
2018	104	FV	263,500	2800	6,389.	379,200	645,500	645,500	Year End Roll	12/20/2017
2017	104	FV	285,500	2800	6,389.	330,300	618,600	618,600	Year End Roll	1/3/2017
2016	104	FV	285,500	2800	6,389.	281,400	569,700	569,700	Year End	1/4/2016
2015	104	FV	254,100	2800	6,389.	275,300	532,200	532,200	Year End Roll	12/11/2014
2014	104	FV	254,100	2800	6,389.	226,300	483,200	483,200	Year End Roll	12/16/2013
2013	104	FV	264,500	2800	6,389.	215,300	482,600	482,600		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KINNEY JULIE &	1559-3	1	6/22/2020	Estate/Div	1,020,000	No	No		
ANZALONE JAMES	1554-123	1	1/27/2020	Convenience	99	No	No	James E. Anzalone dod 2/1/2020	
	1000-73		7/1/1985		70,000	No	No	Pepe Realty Trust terminated by terms of trus	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/25/2020	975	Addition	245,000	O				

Date	Result	By	Name
7/16/2020	SQ Mailed	MM	Mary M
7/21/2017	MEAS&NOTICE	HS	Hanne S
9/29/1999	Mailer Sent		
9/29/1999	Measured	264	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA / / /

